

Gardena Surplus - Payette River Frontage Property

State of Idaho Surplus Property: DISPOSAL PENDING

Treat your senses of sight, sound, smell, and rhythm with this rare opportunity to own river frontage on Idaho's famous Payette River!



PROPERTY DESCRIPTION

The property contains approximately 6.34 acres located about 30 minutes northwest of Idaho's capital city, Boise and near the unincorporated community known as Gardena. It is located on the west side of the Payette River and is positioned between the Payette River and the Northern Pacific Railroad right of way. This property is currently used as a "Sportsman's Access" site for a river launch on the Scenic Payette River. The property will be sold as is.

Additional information on the property, auction date and location, and terms and conditions of sale is available on our website: www.idl.idaho.gov/bureau/RealEstate/index_re.htm

The Gardena Surplus – Payette River Frontage property is accessed from State Highway 55 to Brownlee Road then Watson Lane, which provides access to the River Ridge Subdivisions #1

Disclaimer: This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.

and #2. State Highway 55 runs along the east side of the Payette River which provides recreational, scenic and natural experiences as one travels the Payette River Scenic Byway.

North on Highway 55 from this property is the resort community of the City of McCall, City of Cascade and Tamarack ski resort. This property is located near great locations for camping, hiking, boating, fishing, hunting, river rafting and kayaking.

<u>LEGAL DESCRIPTION:</u>	A portion of Government Lot 1, in Section 3, Township 7 North, Range 2 East, B. M., a portion of Governments Lot 1 of Section 34 and a portion of Government Lot 6 of Section 35, Township 8 North, Range 2 East, B. M., in Boise County, Idaho.
<u>SIZE:</u>	Approximately 6.34 acres, more or less
<u>HIGHEST AND BEST USE:</u>	Rural Residential
<u>IMPROVEMENTS:</u>	None
<u>UTILITIES:</u>	Power and Phone available nearby
<u>APPRAISED VALUE:</u>	\$ 125,000.00

An interested bidder must submit the \$6,250.00 earnest money deposit in the form of a bank-issued check, such as a cashier's check or certified check, in U. S. dollars, payable to the "State of Idaho, Department of Lands" at the time of auction in order to become a qualified bidder. The earnest money from the successful bidder will be considered earned and becomes non-refundable liquidated damages in the event of the purchaser's default. No bid of less than the appraised value will be accepted.

The successful bidder will be responsible for all cost of sale including appraisal, survey, advertising, closing costs and title insurance premiums. The successful bidder will provide payment for appraisal and advertising costs at the close of the auction. Personal checks will be accepted for any amounts due over the original deposit to cover these incidental expenses. The closing date to be within forty-five (45) days, from the date of the auction of said parcel.

For additional information on qualifications for Bidders, earnest money deposit, property information, auction date and location, and terms and conditions of sale is available on our website: www.idl.idaho.gov/bureau/RealEstate/index_re.htm

Reservations:

Lands listed for sale are typically subject to a prior reservation to the United States of America for rights of way over and across said lands for ditches and canals constructed by authority of the United States. All mineral rights are normally reserved to the State of Idaho.

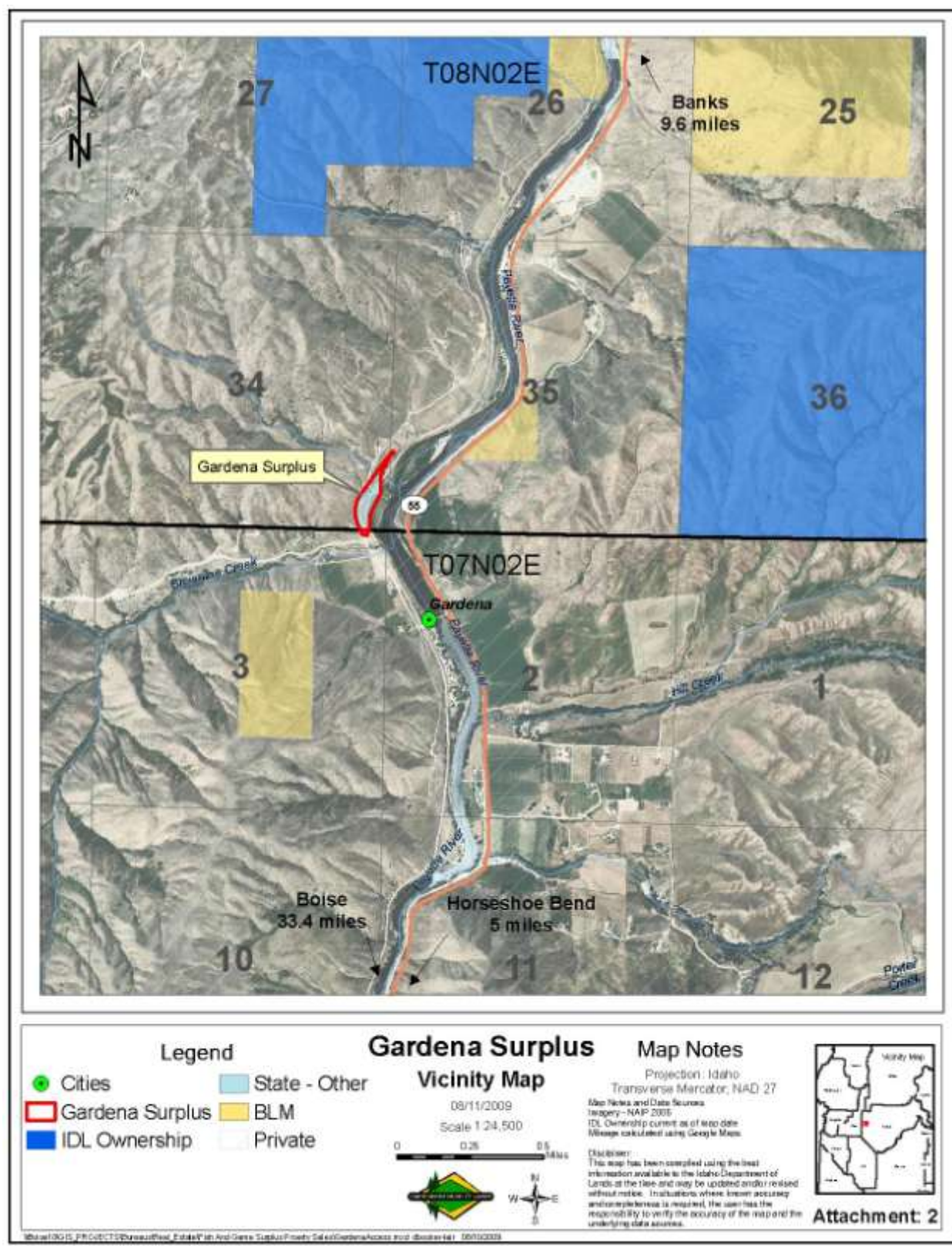
No Warranty of Suitability, Environmental Cleanliness or Property Title:

The potential purchaser is encouraged to perform their own due diligence in regard to the status of property title or environmental conditions of the property being sold by the State of Idaho. The State of Idaho provides no warranty of suitability, environmental cleanliness or property title.

For More Information Please Contact:

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(208) 334-0230 Fax (208) 334-3698 trauch@idl.idaho.gov

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